PT FRED MCMURRAN GRANT
SEC 40-3N-23E BEING PARCEL F
IN OR 2473/517

HOWARD ROBERT L JR/HOWARD GARY GREGARY ET AL
779 CARLEE LANE
HILLIARD, FL 32046

2023

40-3N-23-0000-0004-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OFF CARLEE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,960
TOTAL MARKET VALUE	7,765
SOH/AGL Deduction	0
ASSESSED VALUE	7,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,765
TOTAL JUST VALUE	127,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2473/0517	6/23/2021	TD	U	V	11	100

GRANTOR: HOWARD ROBERT L & CLA

GRANTEE: HOWARD ROBERT L JR

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005600	A	TIMBER 3 SI	0			0.00	0.00	9.28	AC		1.00	1.00	1.00	410.00	410.00	3,805							
2	006000	A	PAST1/HAY	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	440.00	440.00	3,960							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	18.28	AC		1.00	1.00	1.00	7,000.00	7,000.00	127,960							

REVIEW DATE 06/07/2021 BY TWA Total Acres: 18.28 Total Land Value: 7,765 Market: 127,960 Agricultural: 7,765 Common: 0 PRINTED 08/02/2023 BY SYS